

**Tracking Table for
Mission Valley Planned District Ordinance
February 20, 2007**

Section No. / Title	Deleted	No Change	Revised/ Replaced	New Section No.
103.2101 - Purpose and Intent		X		1514.0101
It is the purpose...		X		1514.0101(a)
It is the intent...		X		1514.0101(b)
103.2102 – Boundaries			X	1514.0102
103.2103 - Administrative Regulations		X		1514.0103
(a) General Provisions		X		1514.0103(a)
(1) The City Manager shall administer...			X	1514.0103(a)(1)
(2) The Mission Valley Unified Planning...		X		1514.0103(a)(2)
(3) Where not otherwise specified in this...			X	1514.0103(a)(3)
(4) When provided for by the City Council...			X	1514.0103(a)(4)
(b) Exemptions		X		1514.0103(b)
(1) Projects submitted pursuant to Council...			X	1514.0103(b)(1)
(2) Notwithstanding any other provision...			X	1514.0103(b)(2)
103.2104 - Permit Application, Review and Issuance		X		1514.0201
(a) General		X		1514.0201(a)
(1) No permit shall be issued for the...		X		1514.0201(a)(1)
(2) The City Manager shall process sign...		X		1514.0201(a)(2)
(3) The Mission Valley Community Plan...			X	1514.0201(a)(3)
(b) Exemption For Interior And Exterior...		X		1514.0201(b)
Interior modifications...			X	1514.0201(b)(1)
Interior modifications...			X	1514.0201(b)(2)
Minor additions...			X	1514.0201(b)(3)
In order to determine...		X		1514.0201(b)(4)
(1) The gross site acreage and the Hill...		X		1514.0201(b)(4)(A)
(2) The purpose for which the proposed...		X		1514.0201(b)(4)(B)
(3) The existing and proposed square foot...		X		1514.0201(b)(4)(C)
(c) Ministerial Permit Review		X		1514.0201(c)
(1) Applications for building permits shall...			X	1514.0201(c)(1)
(2) The City Manager shall approve a...			X	1514.0201(c)(2)
(3) If the project does not qualify for...		X		1514.0201(c)(3)
(4) Ministerial Permit Exceptions		X		1514.0201(c)(4)
(A) Exceptions to the planned district...			X	1514.0201(c)(4)(A)
(B) The City Manager shall in no case...		X		1514.0201(c)(4)(B)
(5) Exceptions other than provided by...			X	1514.0201(c)(5)
(d) Discretionary Mission Valley Development		X		1514.0201(d)
(1) A discretionary Mission Valley...			X	1514.0201(d)(1)
(A) The combined existing and...			X	1514.0201(d)(1)(A)
(B) The proposal is fully or partially...			X	1514.0201(d)(1)(B)
(C) The proposal is located in the Hill....		X		1514.0201(d)(1)(C)
(D) The proposal is located in the...			X	1514.0201(d)(1)(D)
(E) The proposal includes above or...		X		1514.0201(d)(1)(E)
(2) Except as otherwise noted in this...			X	1514.0201(d)(2)
Sign plans...		X		1514.0201(d)(2)
(3) The Hearing Officer may approve or...		X		1514.0201(d)(3)
(A) The proposed development is con...		X		1514.0201(d)(3)(A)
(B) The proposed development provide...		X		1514.0201(d)(3)(B)
(C) The proposed development meets...			X	1514.0201(d)(3)(C)
(D) The proposed development will...		X		1514.0201(d)(3)(D)
(4) On an individual project basis, the...			X	1514.0201(d)(4)

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(5) A proposal that exceeds the Threshold...			X	1514.0201(d)(5)
TABLE FOR SECTION 103.2104...			X	Table 1514-02A
(e) Special Review Processes		X		1514.0202
(1) Specific Plan Requirement. Specific...			X	1514.0202(a)
(2) Amendments to Approved Projects...			X	1514.0202(b)
(3) Substantial Conformance Findings...		X		1514.0202(c)
(4) Conditional Use Permits (CUP). Uses			X	1514.0202(d)
(f) Public Facilities, Structures and Areas			X	1514.0203
(g) Transfer of Development Intensity		X		1514.0204
A transfer of...		X		1514.0204(a)
In addition to...		X		1514.0204(b)
All transfers of...		X		1514.0204(c)
(h) Definitions		X		1514.0104
Accessory Use - any use customarily...			X	1514.0104(a)
Blank Wall - any wall or garage door not...		X		1514.0104(b)
Gross Acres - the total land area of a site...		X		1514.0104(c)
Ground Floor - the floor level nearest to...		X		1514.0104(d)
Plaza - a pedestrian area on private property...		X		1514.0104(e)
*River Wall - any wall immediately...			X	1514.0104(f)
*River Wall Line - generally, a line drawn...			X	1514.0104(g)
*River Yard - the area of the lot which lies...			X	1514.0104(h)
Step back - the horizontal separation bet...		X		1514.0104(i)
*These terms...			X	1514.0404(f-h)
103.2105 - Development Intensity Overlay District		X		1514.0301
(a) Purpose and Intent		X		1514.0301(a)
(b) Boundaries		X		1514.0301(b)
(c) Development Intensity Determination		X		1514.0301(c)
(1) Development intensity shall be limited...		X		1514.0301(c)(1)
(2) Development Intensity Factors (see...			X	1514.0301(c)(2)
(3) For land uses listed in Table II for...			X	1514.0301(c)(3)
(4) For land uses not listed in Table II for...			X	1514.0301(c)(4)
(d) Development Intensity Thresholds		X		1514.0301(d)
(1) Threshold 1 - Ministerial Mission...			X	1514.0301(d)(1)
(A) Area 1 - 150 ADT per gross acre...		X		1514.0301(d)(1)(A)
(B) Area 2 - 140 ADT per gross acre...			X	1514.0301(d)(1)(B)
(C) Area 3 - 200 ADT per gross acre...			X	1514.0301(d)(1)(C)
(1) Threshold 2 - Discretionary Mission...		X		1514.0301(d)(2)
(A) Threshold 2 allocations are...			X	1514.0301(d)(2)(A)
(B) LRT Bonus - the "Hearing Officer"...		X		1514.0301(d)(2)(B)
TABLE I FOR SECTION 103.2105...			X	Table 1514-03A
(3) Traffic in Excess of Threshold 2...		X		1514.0301(d)(3)
(A) Any new project, or addition to...		X		1514.0301(d)(3)(A)
(i) A traffic study shall be prep...		X		1514.0301(d)(3)(A)(i)
(ii) An environmental study shall...		X		1514.0301(d)(3)(A)(ii)
(B) Exceptions to the allocations...		X		1514.0301(d)(3)(B)
(i) The increase in traffic genera...		X		1514.0301(d)(3)(B)(i)
(ii) Accommodation of the traffic...		X		1514.0301(d)(3)(B)(ii)
(iii) An approved light rail system...		X		1514.0301(d)(3)(B)(iii)
(iv) All other public facilities can...		X		1514.0301(d)(3)(B)(iv)

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(v) The increased intensity in land...		X		1514.0301(d)(3)(B)(v)
TABLE II FOR SECTION 103.2105...			X	Table 1514-03B
103.2106 - San Diego River Subdistrict ("River...		X		1514.0302
(a) Purpose		X		1514.0302(a)
(b) Boundaries		X		1514.0302(b)
(c) Buffer		X		1514.0302(c)
A 35-foot minimum...		X		1514.0302(c)(1)
(1) Biological Buffer		X		1514.0302(c)(2)
(2) Transitional Buffer			X	1514.0302(c)(3)
Within the transitional...		X		1514.0302(c)(4)
(A) Passive recreation		X		1514.0302(c)(4)(A)
(B) Active recreation at the discretion...		X		1514.0302(c)(4)(B)
(C) Sidewalk cafes/outdoor dining...		X		1514.0302(c)(4)(C)
Parking and vehicular...		X		1514.0302(c)(5)
(d) Wetlands Management		X		1514.0302(d)
(e) River Setback and Yard		X		1514.0302(e)
To provide for...		X		1514.0302(e)(1)
(1) Structures shall be designed to set...		X		1514.0302(e)(1)(A)
A maximum of...		X		1514.0302(e)(1)(B)
Where river and...		X		1514.0302(e)(1)(C)
(2) A minimum of 80 percent of the area...			X	1514.0302(e)(2)
(3) Parking and vehicular access...		X		1514.0302(e)(3)
(4) The provisions of this section may be...		X		1514.0302(e)(4)
(g) Maximum Structural Development Cover			X	1514.0302(f)
(h) Other Setbacks			X	1514.0302(g)
(i) Reflectivity		X		1514.0302(h)
(j) Pedestrian/River Orientation		X		1514.0302(i)
All development...		X		1514.0302(i)
To increase accessibility...		X		1514.0302(i)(1)
To increase interest...			X	1514.0302(i)(2)
(k) Signage			X	1514.0302(j)
(l) Lighting		X		1514.0302(k)
(m) Guidelines for Discretionary Review			X	1514.0302(l)
(1) Criteria for Development Adjacent...		X		1514.0302(l)(1)
(A) Provide unrestricted physical...		X		1514.0302(l)(1)(A)
(B) Limit uses within the biological...		X		1514.0302(l)(1)(B)
(C) Design buildings to terrace or step...		X		1514.0302(l)(1)(C)
(D) Locate wide pedestrian areas and...		X		1514.0302(l)(1)(D)
(E) Use building materials such as...		X		1514.0302(l)(1)(E)
(F) Permit commercial or active...		X		1514.0302(l)(1)(F)
(G) Site buildings, landscaping and...		X		1514.0302(l)(1)(G)
(H) Pedestrian and bikeway access...		X		1514.0302(l)(1)(H)
(I) Landscape local streets near the...		X		1514.0302(l)(1)(I)
(J) The river path should include...		X		1514.0302(l)(1)(J)
(2) View Enhancement:		X		1514.0302(l)(2)
(A) Arrange street alignment, building...		X		1514.0302(l)(2)(A)
(B) Preserve views from the hillsides...		X		1514.0302(l)(2)(B)
(C) Sight line studies may be necessary...		X		1514.0302(l)(2)(C)
(3) Flood Protection:		X		1514.0302(l)(3)

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Section No. / Title	Deleted	No Change	Revised/ Replaced	New Section No.
(A) Permit modification and realign...		X		1514.0302(l)(3)(A)
(B) The river channel should carry the...		X		1514.0302(l)(3)(B)
(C) Individual projects proposing...		X		1514.0302(l)(3)(C)
(D) The San Diego River floodway...		X		1514.0302(l)(3)(D)
(E) All land development and build...		X		1514.0302(l)(3)(E)
(F) River channelization shall be...		X		1514.0302(l)(3)(F)
(4) Wetlands:		X		1514.0302(l)(4)
(A) No net reduction of wetlands...		X		1514.0302(l)(4)(A)
(B) Do not reduce wetlands in...		X		1514.0302(l)(4)(B)
(C) Provide a continuous band of wet...		X		1514.0302(l)(4)(C)
(D) Protect riparian woodland habitat...		X		1514.0302(l)(4)(D)
(E) The light rail transit line should...		X		1514.0302(l)(4)(E)
(5) Mitigation		X		1514.0302(l)(5)
(A) The OF-1-1 zone boundary...		X		1514.0302(l)(5)(A)
(B) All modifications in the river area...		X		1514.0302(l)(5)(B)
(C) There shall be a binding...		X		1514.0302(l)(5)(C)
(D) Mitigation is required for any loss...		X		1514.0302(l)(5)(D)
(E) Wetlands mitigation shall consist...		X		1514.0302(l)(5)(E)
(F) Mitigation shall occur within the...		X		1514.0302(l)(5)(F)
(G) Mitigation of habitat areas not...		X		1514.0302(l)(5)(G)
(H) Areas that have been designated...		X		1514.0302(l)(5)(H)
(I) San Diego River Sections 1 and...		X		1514.0302(l)(5)(I)
(J) Developers must have a qualified...		X		1514.0302(l)(5)(J)
(6) Project Processing:		X		1514.0302(l)(6)
(A) The Wetlands Management Plan...		X		1514.0302(l)(6)(A)
(B) Compensation for wetlands...		X		1514.0302(l)(6)(B)
(C) The City will be responsible for ...		X		1514.0302(l)(6)(C)
(D) Pilot channel construction is...		X		1514.0302(l)(6)(D)
(E) Federal and state agencies exercise...		X		1514.0302(l)(6)(E)
103.2107 - Hillside Conservation, Design and...		X		1514.0303
(a) Purpose		X		1514.0303(a)
(b) Boundaries		X		1514.0303(b)
(c) Southern Slopes		X		1514.0303(c)
(1) Height Limitation - buildings and...		X		1514.0303(c)(1)
(A) Exceptions. Exceptions to the 40...		X		1514.0303(c)(1)(A)
(i) All natural existing hillside...		X		1514.0303(c)(1)(A)(i)
(ii) Any previously graded hill...		X		1514.0303(c)(1)(A)(ii)
(iii) Buildings and structures shall...		X		1514.0303(c)(1)(A)(iii)
(B) Structures over the 65-foot build...		X		1514.0303(c)(1)(B)
(2) Steep Slope Lands		X		1514.0303(c)(2)
Steep slope lands are...			X	1514.0303(c)(2)(A)
Development shall...			X	1514.0303(c)(2)(B)
TABLE FOR SECTION 103.2107...			X	Table 1514-03C
(3) Preservation of Steep Slopes...		X		1514.0303(c)(3)
(A) Development, including road...		X		1514.0303(c)(3)(A)
(B) Negative open space easements...		X		1514.0303(c)(3)(B)
(C) Landscaping - slopes disturbed...		X		1514.0303(c)(3)(C)
(D) Lot splits are prohibited on steep...		X		1514.0303(c)(3)(D)
(4) Signage		X		1514.0303(c)(4)

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(A) Ground signs greater than 40 feet...			X	1514.0303(c)(4)(A)
(B) Roof top signs shall be prohibited...		X		1514.0303(c)(4)(B)
(d) Northern Slopes		X		1514.0303(d)
(1) Grading - natural appearing slopes...		X		1514.0303(d)(1)
(2) Revegetation - hillside rehabilitation...		X		1514.0303(d)(2)
(3) Reclamation - all reclamation plans...		X		1514.0303(d)(3)
(e) Guidelines for Discretionary Review			X	1514.0303(e)
(1) General		X		1514.0303(e)(1)
(A) Orient development towards the...		X		1514.0303(e)(1)(A)
(B) Preserve the natural landform and...		X		1514.0303(e)(1)(B)
(C) Cluster development to retain as...		X		1514.0303(e)(1)(C)
(D) Preserve natural topographic feat...		X		1514.0303(e)(1)(D)
(E) Design buildings and parking areas...		X		1514.0303(e)(1)(E)
(F) Design buildings at the base of...		X		1514.0303(e)(1)(F)
(2) Southern Slopes		X		1514.0303(e)(2)
(A) Preserve existing natural slopes...		X		1514.0303(e)(2)(A)
(B) Cluster, contour and terrace...		X		1514.0303(e)(2)(B)
(C) Cluster development in disturbed...		X		1514.0303(e)(2)(C)
(D) Design automobile access to mini...		X		1514.0303(e)(2)(D)
(3) Northern Slopes:		X		1514.0303(e)(3)
(A) Develop near the base of the slope		X		1514.0303(e)(3)(A)
(B) Development beyond the base of...		X		1514.0303(e)(3)(B)
(C) Adapt building and parking areas...		X		1514.0303(e)(3)(C)
(D) Sharp angular land forms should...		X		1514.0303(e)(3)(D)
(E) Control runoff from construction...		X		1514.0303(e)(3)(E)
(F) Control erosion by minimizing the...		X		1514.0303(e)(3)(F)
(G) Revegetate graded slopes in...		X		1514.0303(e)(3)(G)
103.2108 - Residential Zones (MVR-1, MVR-2...		X		1514.0304
(a) Purpose		X		1514.0304(a)
(b) Permitted Uses		X		1514.0304(b)
(c) Density Regulations			X	1514.0304(c)
TABLE I FOR SECTION 103.2108...			X	Table 1514-03E
(d) Minimum Lot Area and Dimensions		X		1514.0304(d)
(1) Minimum lot area (square feet) and...			X	1514.0304(d)(1)
TABLE II FOR SECTION 103.2108...			X	Table 1514-03F
(2) For any lot which fronts principally...		X		1514.0304(d)(2)
(3) Exception. Any lot or parcel which...			X	1514.0304(d)(3)
(e) Yard and Setback Requirements		X		1514.0304(e)
(1) Minimum area of street yard(s) – street		X		1514.0304(e)(1)
(2) Minimum Parking and Building...			X	1514.0304(e)(2)
TABLE III FOR SECTION 103.2108...			X	Table 1514-03G
(3) Incremental Building Setback - The...			X	1514.0304(e)(3)
(f) Open Area - Exterior Usable Open Area		X		1514.0304(f)
(1) Definition.		X		1514.0304(f)(1)
Exterior usable open...			X	1514.0304(f)(1)(A)
In no case...		X		1514.0304(f)(1)(B)
(2) Standards.		X		1514.0304(f)(2)
The open area...			X	1514.0304(f)(2)(A)
TABLE IV FOR SECTION 103.2108...			X	Table 1514-03H

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All or part...		X		1514.0304(f)(2)(B)
(g) Structural Development Coverage		X		1514.0304(g)
(h) Offsetting Planes Requirement		X		1514.0304(h)
(1) Each building wall elevation shall have...		X		1514.0304(h)(1)
(2) Exception. These offsetting planes...			X	1514.0304(h)(2)
(i) Off-street Parking		X		1514.0304(i)
(j) Outdoor Storage		X		1514.0304(j)
(k) Signs		X		1514.0304(k)
(l) Special Regulations...		X		1514.0304(l)
(m) Guidelines for Discretionary Review			X	1514.0304(m)
(1) Provide a variety of architecturally...		X		1514.0304(m)(1)
(2) Integrate residential with commercial...		X		1514.0304(m)(2)
(3) Provide active recreation areas...		X		1514.0304(m)(3)
(4) Architectural design and appearance...		X		1514.0304(m)(4)
(5) Common areas and recreational...		X		1514.0304(m)(5)
103.2109 - Commercial Zones (MV-CO, MV-CV...		X		1514.0305
(a) Purpose		X		1514.0305(a)
(1) Mission Valley - Commercial Office...		X		1514.0305(a)(1)
(A) Applied to properties within the...		X		1514.0305(a)(1)(A)
(B) This zone is primarily intended...		X		1514.0305(a)(1)(B)
(2) Mission Valley - Commercial Visitor...		X		1514.0305(a)(2)
(A) Applied to properties within the...		X		1514.0305(a)(2)(A)
(B) This zone is primarily intended...		X		1514.0305(a)(2)(B)
(3) Mission Valley - Commercial Retail...		X		1514.0305(a)(3)
(A) Applied to properties within the...		X		1514.0305(a)(3)(A)
(B) This zone is primarily intended...		X		1514.0305(a)(3)(B)
(4) Properties located within the...		X		1514.0305(a)(4)
(b) Permitted Uses		X		1514.0305(b)
No building or...		X		1514.0305(b)(1)
Residential uses shall...			X	1514.0305(b)(2)
(c) Landscaping		X		1514.0305(h)
(d) Minimum Lot Dimensions - All Commercial		X		1514.0305(c)
(1) Area - 5,000 square feet		X		1514.0305(c)(1)
(2) Street Frontage - 50 feet, except that for...		X		1514.0305(c)(2)
(3) Width - 50 feet		X		1514.0305(c)(3)
(4) Exception. Any lot which qualifies...		X		1514.0305(c)(4)
(e) Maximum Structural Coverage		X		1514.0305(d)
(f) Yard and Setback Requirements		X		1514.0305(e)
(1) Street yards shall be provided at a min...		X		1514.0305(e)(1)
(2) Building and parking setbacks shall be...			X	1514.0305(e)(2)
(3) Incremental Building Setback – Parking...			X	1514.0305(e)(3)
The incremental...		X		1514.0305(e)(4)
TABLE I FOR SECTION 103.2109...			X	Table 1514-03H
(g) Accessory Uses		X		1514.0305(b)(3)
(h) Street and Major Pedestrian Path Orientation		X		1514.0305(f)
(1) All commercial and multiple use...		X		1514.0305(f)(1)
(2) In addition to the requirements of...			X	1514.0305(f)(2)
(A) The dominant feature of all ground...		X		1514.0305(f)(2)(A)
(B) Where a project is bounded on one...		X		1514.0305(f)(2)(B)

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Where a project is...		X		1514.0305(f)(2)(C)
Exemption. Where offices...			X	1514.0305(f)(2)(D)
(i) Architectural Design		X		1514.0305(g)
(1) All projects processed ministerially shall...		X		1514.0305(g)(1)
(2) All commercial or mixed-use structures			X	1514.0305(g)(2)
(A) Slim Tower - To maximize view...		X		1514.0305(g)(2)(A)
(B) Plaza - To create a pedestrian...		X		1514.0305(g)(2)(B)
(C) Roof Element - To create a unique...		X		1514.0305(g)(2)(C)
(D) Architectural Detail - To increase...		X		1514.0305(g)(2)(D)
(E) Offsetting Surfaces - To break up...		X		1514.0305(g)(2)(E)
(j) Parking		X		1514.0305(i)
(k) Outdoor Display and Storage		X		1514.0305(j)
(1) The following uses and listed...		X		1514.0305(j)(1)
(2) Outdoor storage of other merchandise...		X		1514.0305(j)(2)
(A) Such storage is confined to an area...			X	1514.0305(j)(2)(A)
(B) The storage area shall be completely...			X	1514.0305(j)(2)(B)
(C) Exemptions: the outdoor display...		X		1514.0305(j)(2)(C)
(l) Automobile Repair and Paint Facilities...		X		1514.0305(b)(4)
(1) All repair work is to be conducted with...		X		1514.0305(b)(4)(A)
(2) The outdoor display and storage of...			X	1514.0305(b)(4)(B)
(3) Vehicular use areas and setbacks...			X	1514.0305(b)(4)(C)
(m) Special Regulations. See Section 103.2112			X	1514.0305(k)
(n) Guidelines for Discretionary Review			X	1514.0305(l)
(1) Continue the commercial recreation...		X		1514.0305(l)(1)
(2) Provide new neighborhood convenience...		X		1514.0305(l)(2)
(3) Pedestrian and bicycle connections...		X		1514.0305(l)(3)
(4) Relate new projects physically and...		X		1514.0305(l)(4)
(5) Architectural design and appearance...		X		1514.0305(l)(5)
103.2110 - Industrial Zone (MV-I)		X		1514.0306
(a) Purpose		X		1514.0306(a)
The provisions...			X	1514.0306(a)(1)
Any proposed...			X	1514.0306(a)(2)
(b) Offsetting Planes and Facade Variation...		X		1514.0306(c)
(1) Offsetting Planes - the particular facades...			X	1514.0306(c)(1)
(2) Building Facade Variation - the...		X		1514.0306(c)(2)
(c) Parking Regulations		X		1514.0306(e)
(d) Commercial Uses			X	1514.0306(b)
(e) Special Regulations			X	1514.0306(d)
(1) See Section 103.2112			X	1514.0306(d)
(2) Roll-up doors visible from the public...		X		1514.0306(d)(1)
(3) For storage and warehousing uses...		X		1514.0306(d)(2)
(f) Guidelines for Discretionary Review			X	1514.0306(f)
103.2111 - Multiple Use Zone (MV-M)		X		1514.0307
(a) Purpose		X		1514.0307(a)
(1) To provide for pedestrian oriented...		X		1514.0307(a)(1)
(2) To provide standards and guidelines...		X		1514.0307(a)(2)
(b) Permitted Sites		X		1514.0307(b)
(c) Permitted Uses		X		1514.0307(c)
(1) Within the MV-M Zone on sites of...		X		1514.0307(c)(1)

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(A) One or two of the following three...		X		1514.0307(c)(1)(A)
(B) One or two of the following five...		X		1514.0307(c)(1)(B)
(2) Within the MV-M Zone on sites of...			X	1514.0307(c)(2)
(d) Development Criteria		X		1514.0307(d)
(1) Minimum Lot Size - 40,000 square...		X		1514.0307(d)(1)
(2) Multiple use structures shall conform...			X	1514.0307(d)(2)
For Commercial...			X	1514.0307(d)(3)
For Residential...			X	1514.0307(d)(4)
(3) Special Regulations - See Section 103...			X	1514.0307(d)(5)
(e) Guidelines for Discretionary Review			X	1514.0307(e)
(1) Multiple use projects should contain...		X		1514.0307(e)
(2) Multiple use projects must emphasize...		X		1514.0307(e)
(3) Development should separate vehicular...		X		1514.0307(e)
(4) Include restaurants, theaters, hotels, or...		X		1514.0307(e)
(5) No single land use should account for...		X		1514.0307(e)
(6) The type and location of commercial...		X		1514.0307(e)
(7) Encourage high density development...		X		1514.0307(e)
(8) Structures located along major...		X		1514.0307(e)
(9) New development on sand and gravel...		X		1514.0307(e)
(10) Mining activities should be screened...		X		1514.0307(e)
(11) On sites used for industrial activities...		X		1514.0307(e)
103.2112 - Special Regulations			X	1514.0401
(a) Purpose			X	1514.0401
(b) Landscaping		X		1514.0402
Where not otherwise...		X		1514.0402(a)
(c) Sidewalks/Parkways			X	1514.0402(b)
(1) Pedestrian sidewalks separated from...		X		1514.0402(b)(1)
The placing of signs...			X	1514.0402(b)(2)
The criteria established...		X		1514.0402 (b)(3)
Table I for Section 103.2112			X	Table 1514-04A
(2) Exceptions: When safety considerations		X		1514.0402(b)(4)
(d) Transit Right-of Way		X		1514.0403(e)
Reservations and/or...		X		1514.0403(e)(1)
Developers of land...		X		1514.0403(e)(2)
The provision of...		X		1514.0403(e)(3)
(1) A cost-benefit study shall be prepared...		X		1514.0403(e)(3)(A)
(2) Any property-owner who wishes to...		X		1514.0403(e)(3)(B)
(e) Reflectivity		X		1514.0404(b)
(1) Discretionary projects: Reflective...		X		1514.0404(b)(1)
(2) Ministerial projects: No more than 50...			X	1514.0404(b)(2)
(f) Roof Treatment		X		1514.0404(c)
(1) All new structures or enlargements shall		X		1514.0404(c)(1)
At least 40 percent...		X		1514.0404(c)(2)
The flat roof...		X		1514.0404(c)(3)
(2) Parking Structure Roof Treatment-See...			X	1514.0404(c)(4)
(g) Vehicular Use Area		X		1514.0403(a)
(1) Surface Parking.		X		1514.0403(a)(1)
(A) Pedestrian Access - safe, usable...		X		1514.0403(a)(1)(A)
(B) Driveway widths shall be in...		X		1514.0403(a)(1)(B)

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(2) Structured Parking.		X		1514.0403(b)
(h) "People Mover" System		X		1514.0403(f)
(i) Off-street Freight Loading Spaces Required			X	1514.0403(d)
In order to...		X		1514.0403(d)(1)
Each required off-street...		X		1514.0403(d)(2)
Requirements for...		X		1514.0403(d)(3)
TABLE IV FOR SECTION 103.2112			X	Table 1514-04B
(j) Bicycle Parking Facilities		X		1514.0403(b)
(k) Public Access Easement			X	1514.0403(c)
(l) Enclosures		X		1514.0405
(1) Mechanical Equipment - no utility equip		X		1514.0405(a)
(2) Fence and Wall - applicable fence and...		X		1514.0405(b)
(m) Height		X		1514.0404(a)
(1) North of Interstate 8 and south of Friars		X		1514.0404(a)(1)
(2) South of Interstate 8 - see section 103...			X	1514.0404(a)(2)
(n) Signage		X		1514.0406
(1) Sign plans shall be a required element...		X		1514.0406(a)
(2) River Subdistrict - see Section 103.2106			X	1514.0406(b)
(3) Hillside Subdistrict - see Section 103...			X	1514.0406(c)
(4) High rise guidelines. No portion of a...			X	1514.0406(d)
No portion...			X	1514.0406(d)(1)
Signage may...		X		1514.0406(d)(2)
TABLE V FOR SECTION 103.2112			X	Table 1514-04C
(5) Directional Signage. All residential...			X	1514.0406(e)
(6) Roof signs shall not be permitted any...			X	1514.0406(f)
(7) Residential Signage - see Section 103...			X	1514.0406(g)
(8) Automobile Dealerships. Automobile...		X		1514.0406(h)
(o) Lighting		X		1514.0407
(p) Permit Compliance Program		X		1514.0205
(1) Compliance reports prepared and submit		X		1514.0205(a)
(2) Failure or refusal to furnish reports or...		X		1514.0205(b)
(3) The City may issue mandatory...		X		1514.0205(c)
(q) Guidelines for Discretionary Review		X		1514.0408
(1) Provide gradual transitions in scale...		X		1514.0408(a)
(2) Building height, spacing and bulk...		X		1514.0408(b)
(3) Incorporate crime inhibiting design...		X		1514.0408(c)
(4) Incorporate employee services (rest...		X		1514.0408(d)
(5) Cluster neighborhood commercial uses...		X		1514.0408(e)
(6) Locate project open space and recreation		X		1514.0408(f)
(7) Long term maintenance for all...		X		1514.0408(g)
(8) Roofs should be designed to enclose...		X		1514.0408(h)
(9) Transportation:		X		1514.0408(i)
(A) Site circulation elements to reduce...		X		1514.0408(i)(1)
(B) Provide landscaped medians along...		X		1514.0408(i)(2)
(C) Provide theme street tree plantings...		X		1514.0408(i)(3)
(D) Include pedestrian amenities on...		X		1514.0408(i)(4)
(E) Implement transportation demand...		X		1514.0408(i)(5)
(10) Public Transit:		X		1514.0408(j)
(A) Locate transit stops to maximize...		X		1514.0408(j)(1)

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(B) Design transit stops to be attractive...		X		1514.0408(j)(2)
(C) Include transit shelters, bicycle...		X		1514.0408(j)(3)
(D) Design buildings to allow for inter...		X		1514.0408(j)(4)
(E) Provide a 35-foot right-of-way for...		X		1514.0408(j)(5)
(11) Parking Areas:		X		1514.0408(k)
(A) Provide consolidated parking areas...		X		1514.0408(k)(1)
(B) Permit and encourage shared parking		X		1514.0408(k)(2)
(C) Minimize driveways along primary...		X		1514.0408(k)(3)
(D) Provide safe, convenient and pleas...		X		1514.0408(k)(4)
(E) Landscape parking areas with long...		X		1514.0408(k)(5)
(F) Use trees and plants as the dominant		X		1514.0408(k)(6)
(G) Screen parking areas with berms...		X		1514.0408(k)(7)
(H) Patterned paving may be substituted		X		1514.0408(k)(8)
(I) A minimum ten percent of the park...			X	1514.0408(k)(9)
(12) Bicycle Facilities:		X		1514.0408(l)
(A) Provide secure bicycle parking at...		X		1514.0408(l)(1)
(B) Bicycle parking facilities should...		X		1514.0408(l)(2)
(C) Bicycle parking facilities should be...		X		1514.0408(l)(3)
(D) Bikeways should have a minimum...		X		1514.0408(l)(4)
(E) Bikeways should be well identified...		X		1514.0408(l)(5)
(13) Pedestrian Circulation:		X		1514.0408(m)
(A) Convert street space to wider side...		X		1514.0408(m)(1)
(B) Sharply delineate walkways from...		X		1514.0408(m)(2)
(C) Provide pedestrian amenities such...		X		1514.0408(m)(3)
(D) Locate tall, canopied trees adjacent...		X		1514.0408(m)(4)
(E) Projects should front on the public...		X		1514.0408(m)(5)
(F) Provide safe routes between and...		X		1514.0408(m)(6)
(G) Where safety considerations permit...		X		1514.0408(m)(7)
(H) Incorporate handicapped access...		X		1514.0408(m)(8)
(I) Link project pedestrian areas to the...		X		1514.0408(m)(9)
(J) Use spaces underneath freeways for..		X		1514.0408(m)(10)
(14) Community Facilities:		X		1514.0408(n)
(A) Maximize community use of school		X		1514.0408(n)(1)
(B) Require increased transit use such...		X		1514.0408(n)(2)
(C) Retain publicly owned properties...		X		1514.0408(n)(3)
(15) Noise:		X		1514.0408(o)
(A) Separate development from free...		X		1514.0408(o)(1)
(B) Buffer residential development from		X		1514.0408(o)(2)
(16) Water:		X		1514.0408(p)
(A) Public and private developments...		X		1514.0408(p)(1)
(B) Control surface runoff by promptly...		X		1514.0408(p)(2)
(C) Preserve water by utilizing native...		X		1514.0408(p)(3)
(D) Use water from the City's water...		X		1514.0408(p)(4)
(E) Implement Department of Water...		X		1514.0408(p)(5)
(17) Energy:		X		1514.0408(q)
(A) Cluster buildings to use a common...		X		1514.0408(q)(1)
(B) Design buildings to allow for flow...		X		1514.0408(q)(2)
(C) Use building materials which will...		X		1514.0408(q)(3)
(D) Use architecture, materials and site...		X		1514.0408(q)(4)

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(18) Cultural and Heritage Resources:		X		1514.0408(r)
(A) Permit flexibility in the location...		X		1514.0408(r)(1)
(B) Locate neighborhood-oriented...		X		1514.0408(r)(2)
(C) During the environmental review...		X		1514.0408(r)(3)
(D) Retain the historic location and...		X		1514.0408(r)(4)
(19) Landmarks:		X		1514.0408(s)
(A) Provide view corridors to identified...		X		1514.0408(s)(1)
(B) New development should...		X		1514.0408(s)(2)
(C) Development near the Mission...		X		1514.0408(s)(3)
(D) Projects adjacent to the Jack...		X		1514.0408(s)(4)
(E) New developments may create...		X		1514.0408(s)(5)
(20) Signage:		X		1514.0408(t)
(A) Signs and street graphics should...		X		1514.0408(t)(1)
(B) Signage for adjacent developments...		X		1514.0408(t)(2)
(C) Signage should complement the...		X		1514.0408(t)(3)
(D) High-rise buildings should be...		X		1514.0408(t)(4)
Appendix A- Permitted Uses (Chart)			X	Table 1514-03D, Table 1514-03I
Appendix B- Mission Valley Planned District		X		Appendix B
Map- Figure 1- Cross Section of River Channel		X		
Map- Figure 2- PDO Buffer Areas		X		
Map- Figure 3- River Views & Setbacks		X		
Map - Figure 4- Offsetting Planes Requirement		X		
Map- Figure 22- Pedestrian Circulation System		X		
Map- Figure 32- Urban Design Landmarks &...		X		
Appendix C- Mission Valley Planned District			X	Appendix C
Map-Mission Valley Planned District c-861 1 of 3		X		
Map-Mission Valley Planned District c-861 2 of 3		X		
Map-Mission Valley Planned District c-861 3 of 3		X		
Appendix D- Mission Valley Planned District		X		Appendix D
Map- Development Intensity Districts		X		
Appendix E- Mission Valley Planned District		X		Appendix E
Map- Subdistricts- River and Hillside		X		